

ORDINANCE NO. 20070215-058

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11200 F.M. 2222 ROAD AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-06-0232, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.292 acre tract of land, more or less, out of the Alex Dunlap Survey No. 805, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11200 F.M. 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Pawn shop services

Automotive repair services
Automotive washing (of any type)



Professional Land Surveying, Inc.
Surveying and Mapping

EXHIBIT A

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**0.292 ACRES
MAYES TRACT**

A DESCRIPTION OF 0.292 ACRES OF LAND OUT OF THE ALEX DUNLAP SURVEY NO. 805 IN TRAVIS COUNTY, TEXAS, CONVEYED TO HENRY B. MAYES, JR. BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, DATED MAY 15, 1998 AND RECORDED IN VOLUME 13187, PAGE 2996 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.292 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found in the east right-of-way line of F.M. 2222 (80' right-of-way width), for the northwest corner of said 0.292 acre tract of land and the southwest corner of Lot 4, Block "B", Four Points Centre, a subdivision in Travis County according to the plat recorded in Document No. 200200080 of the Official Public Records of Travis County, Texas;

THENCE North 58°32'42" East, with the north line of the 0.292 acre tract and the south line of said Lot 4, a distance of 212.85 feet to a ½" rebar found for the northeast corner of the 0.292 acre tract and angle point in the south line of Lot 4, also being a northwest corner of Lot 5, Block "B", Four Points Centre;

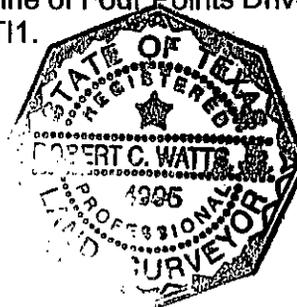
THENCE South 28°21'48" East, with the east line of the 0.292 acre tract and the west line of said Lot 5, a distance of 58.71 feet to a ½" rebar found for the southeast corner of the 0.292 acre tract and the northeast corner of a 0.987 acre tract described in Volume 11225, Page 1031 of the Real Property Records of Travis County, Texas;

THENCE South 58°02'08" West, with the south line of the 0.292 acre tract and the north line of said Lot 5, a distance of 213.59 feet to a ½" rebar found in the east right-of-way line of F.M. 2222 for the southwest corner of the 0.292 acre tract and the northwest corner of said 0.987 acre tract;

THENCE North 27°45'42" West, with the east right-of-way line of F.M. 2222 and the west line of the 0.292 acre tract, a distance of 60.66 feet to the **POINT OF BEGINNING** containing 0.292 acres more or less.

Surveyed on the ground in January, 1998, Updated on January 24, 2006. Bearing basis is Four Points Centre P.U.D. Plat (90/19), south line of Four Points Drive (South 57°08'49" East). Attachments: Survey Drawing 014-053-T11.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas, No. 4995



2-1-06

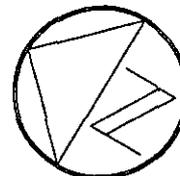
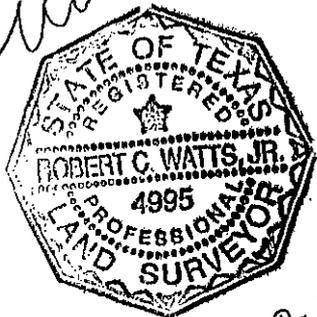
A SKETCH TO ACCOMPANY A DESCRIPTION OF 0.292 ACRES OF LAND OUT OF THE ALEX DUNLAP SURVEY NO. 805 IN TRAVIS COUNTY, TEXAS, CONVEYED TO HENRY B. MAYES, JR. BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, DATED MAY 15, 1998 AND RECORDED IN VOLUME 13187, PAGE 2996 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 5, BLK B
FOUR POINTS CENTRE
(200200080)

NEW TPG-FOUR POINTS
(2004203573)

S28°21'48"E 58.71'
(S28°03'20"E 52.00')

6.72'
(6.71')



1"=30'

LEGEND

● 1/2" REBAR FOUND

LOT 4, BLK B
FOUR POINTS CENTRE
(200200080)

NEW TPG-FOUR POINTS
(2004203573)

N58°32'42"E 212.85'
(N58°36'10"E 212.96')

0.292 AC.
HENRY B. MAYES, JR.
(13187/2996)

S58°02'08"W 213.59'
(S58°36'15"W 213.07')

AUSTIN MARINE SERVICE
CORPORATION
(11225/1031)
0.987 ACRES

0.037 ACRE BOUNDARY AND USE AGREEMENT VOL. 11225 PAGE. 1048

AGREED BOUNDARY
11225/1048

DATE OF SURVEY: 1/24/06
PLOT DATE: 1/29/07
DRAWING NO.: 014-053-EX1
PROJECT NO.: 014-053

18+21.38
30.34' LT.
P.O.B.

30' WATER &
WASTEWATER ESMT.
(1999048517)

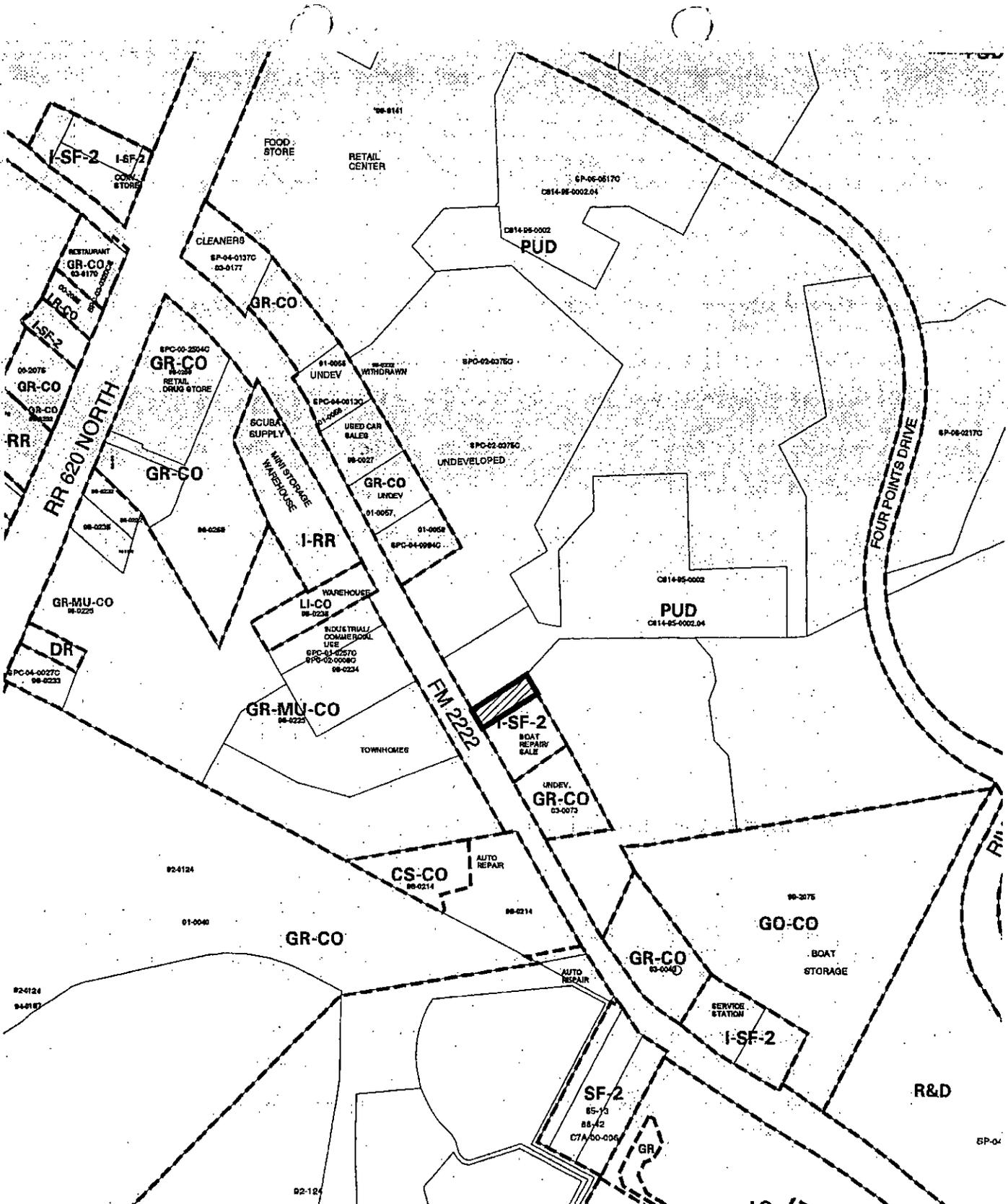
8.52'
(8.50')

F. M. 2222
(80' RIGHT-OF-WAY WIDTH)
ASPHALT PAVING

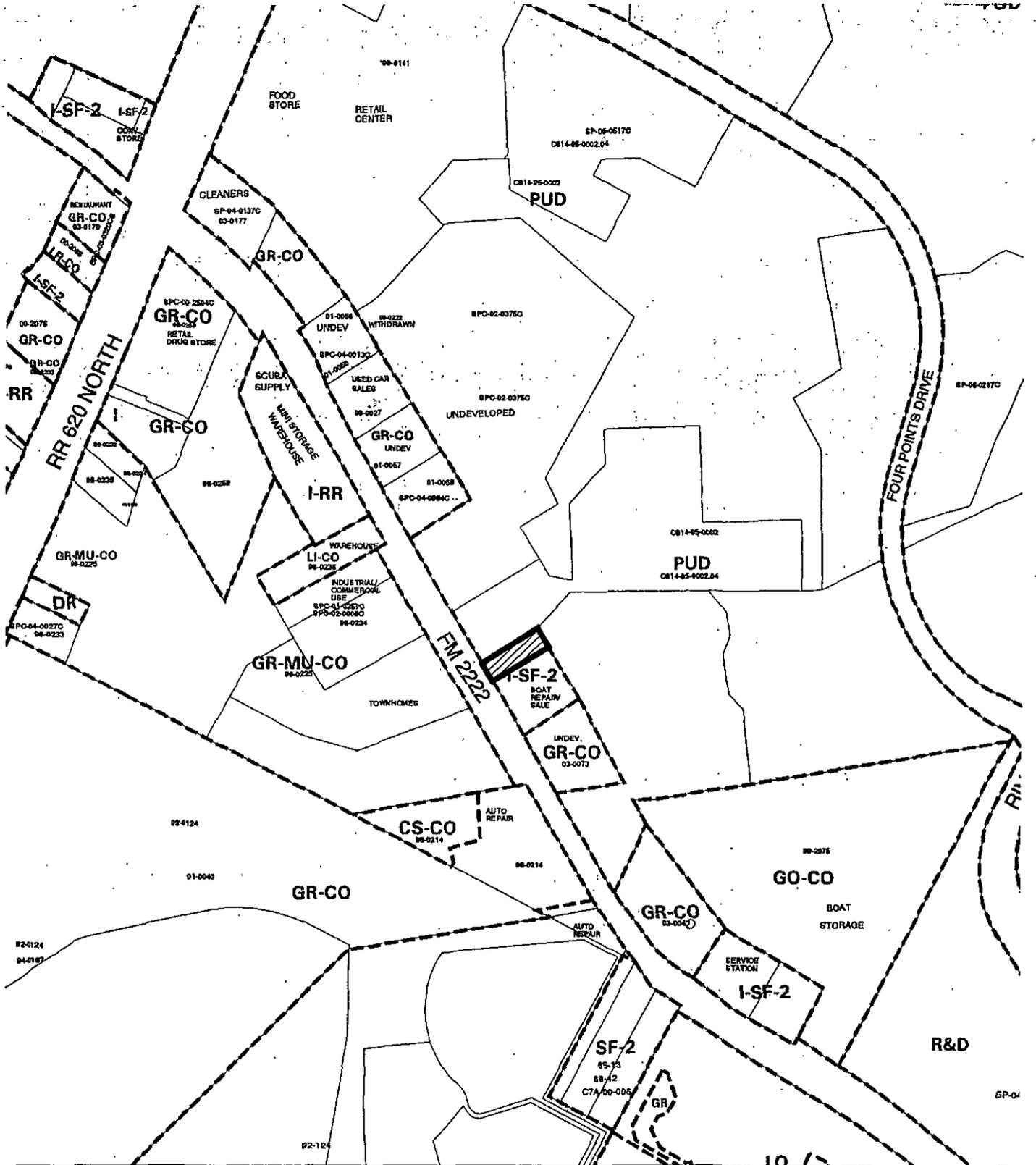
N27°45'42"W 60.66'
(N27°56'00"W 52')

18+82.03
30.63' LT.

Chaparral



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B	CITY GRID REFERENCE NUMBER D33	
	PENDING CASE 		CASE #: C14-06-0232	DATE: 06-12
	ZONING BOUNDARY 		ADDRESS: 11200 FM 2222	INTLS: TRC
	CASE MGR: T.BUI		SUBJECT AREA (acres): 0.292	



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: T.BUI	  	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER D33
	CASE #: C14-06-0232			DATE: 06-12	
	ADDRESS: 11200 FM 2222			INTLS: TRC	
	SUBJECT AREA (acres): 0.292				